



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 4/28/2025 8:19:52 AM

General Details							
Parcel ID:	010-1980-02490						
Document:	Abstract - 737694						
Document Date:	12/10/1998						
Legal Description Details							
Plat Name:	GRAYS ADDITION TO DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	0016	016			
Description:	INC PART OF VAC CLEVELAND ST ADJ						
Taxpayer Details							
Taxpayer Name	KUSNIEREK DALE & PATTI						
and Address:	2631 TRIGGS AVE DULUTH MN 55811						
Owner Details							
Owner Name	KUSNIEREK DALE E						
Owner Name	KUSNIEREK PATTI A						
Payable 2025 Tax Summary							
2025 - Net Tax			\$6,371.00				
2025 - Special Assessments			\$29.00				
2025 - Total Tax & Special Assessments			\$6,400.00				
Current Tax Due (as of 4/27/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$3,200.00	2025 - 2nd Half Tax	\$3,200.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$3,200.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$3,200.00		
2025 - 1st Half Due	\$0.00	2025 - 2nd Half Due	\$3,200.00	2025 - Total Due	\$3,200.00		
Parcel Details							
Property Address:	2631 TRIGGS AVE, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	KUSNIEREK DALE A & PATTI A						
Assessment Details (2025 Payable 2026)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
201	1 - Owner Homestead (100.00% total)	\$34,100	\$423,700	\$457,800	\$0	\$0	-
Total:		\$34,100	\$423,700	\$457,800	\$0	\$0	4540



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Land Details

Deeded Acres: 0.00
Waterfront: -
Water Front Feet: 0.00
Water Code & Desc: -
Gas Code & Desc: -
Sewer Code & Desc: P - PUBLIC
Lot Width: 83.00
Lot Depth: 130.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (SPLITENTRY)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1998	1,321	1,321	AVG Quality / 991 Ft ²	5SL - SPLIT LVL
Segment	Story	Width	Length	Area	Foundation
BAS	1	0	0	532	BASEMENT
BAS	1	0	0	780	BASEMENT
BAS	1	1	9	9	CANTILEVER
DK	1	0	0	144	PIERS AND FOOTINGS
OP	1	5	10	50	FLOATING SLAB
Bath Count	Bedroom Count	Room Count		Fireplace Count	HVAC
2.5 BATHS	3 BEDROOMS	-		0	C&AC&EXCH, GAS

Improvement 2 Details (AG)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1998	576	576	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	24	576	FOUNDATION

Improvement 3 Details (ST)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
STORAGE BUILDING	1998	384	384	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	16	384	POST ON GROUND

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
12/1998	\$12,000	125383



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Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	201	\$34,800	\$434,700	\$469,500	\$0	\$0	-
	Total	\$34,800	\$434,700	\$469,500	\$0	\$0	4,667.00
2023 Payable 2024	201	\$43,700	\$385,400	\$429,100	\$0	\$0	-
	Total	\$43,700	\$385,400	\$429,100	\$0	\$0	4,291.00
2022 Payable 2023	201	\$40,900	\$359,500	\$400,400	\$0	\$0	-
	Total	\$40,900	\$359,500	\$400,400	\$0	\$0	4,004.00
2021 Payable 2022	201	\$35,800	\$313,100	\$348,900	\$0	\$0	-
	Total	\$35,800	\$313,100	\$348,900	\$0	\$0	3,447.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$6,043.00	\$25.00	\$6,068.00	\$43,700	\$385,400	\$429,100	
2023	\$5,981.00	\$25.00	\$6,006.00	\$40,900	\$359,500	\$400,400	
2022	\$5,667.00	\$25.00	\$5,692.00	\$35,364	\$309,290	\$344,654	

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